

Large Tenant Commercial

A retail outlet and adjacent retail and commercial uses, such as restaurants on pad sites, that typically serves several neighborhoods or a region.

Landscape islands with pedestrian walks to entrance

Pedestrian scale lighting

Variety and quality in building materials

Defined & inviting entry



Design Principles

- Incorporate architectural features, such as towers, awnings, or arbors, for interest, and treat all four sides of the building with high quality materials.
- Include windows and openings on the non-service sides of buildings.
- Distribute parking to the sides and rear where possible, with connections to other neighboring retail sites.
- Orient building fronts to the street, and provide direct public access to building entrances from streets and sidewalks.
- Where possible, cluster buildings on adjacent parcels and share site amenities, like patios.
- Screen maintenance and service areas with landscaping and materials that are consistent with the main building's design elements.
- Screen utilities and service areas from public view using landscaping or architectural elements that are integrated into the building's architecture.

WHY ARE THESE PRINCIPLES IMPORTANT?

- Architectural elements can be used to create a distinct identity and sense of quality.
- Big box stores are not always viewed from the front, and should be attractive from all sides.
- More attention needs to be given to how people get from their cars into the buildings.
- Connecting adjacent sites means that parking lots and sidewalks connect, so that it's not necessary to drive out to the main street to go next door.
- Clustering buildings can reduce the impacts from wind, and can create attractive outdoor spaces for people.